

Appeal made against the refusal of planning permission

Appeal reference	APP/P1805/A/11/2145520/NWF
Planning Application	10/1034-DK
Proposal	Four 1 bedroom two storey houses (As augmented by plan received 30.12.2010, as amended by plans received 04.01.2011 and 25.01.2011)
Location	Oakley House, East Road, Bromsgrove, B60 2NN
Ward	St. Johns
Decision	Refused by Planning Committee (7th February 2011; refusal notice issued 9th February 2011)

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Discussion

There were two main issues. Firstly, the effect of the proposed dwellings on the living conditions of residents of Oakley House with respect to light, privacy and outlook; and secondly, the effect of the dwellings on the character and appearance of Central Road and the surrounding area.

It was concluded that the proposed dwellings would have a materially harmful effect on the living conditions of occupiers of flats in Oakley House with respect to an overbearing effect on outlook, loss of light and potential loss of privacy. This would conflict with policy S7 of the Bromsgrove District Local Plan (BDLP), which resists new dwellings that would, amongst other things, adversely affect the existing amenities of adjoining occupiers, and with advice in SPG1.

On the second main issue that, owing to their siting and design, the proposed dwellings would have a materially detrimental effect on the character and appearance of Central Road and the surrounding area. This would conflict with policy S7 of the BDLP, *Planning Policy Statement 3: Housing* (PPS3), and guidance in SPG1 which, taken together, expect new housing to be well designed such that its form and layout integrate well with neighbouring buildings and the local area to provide a visually attractive and functional development that maintains local character.

Costs application

No application for costs was made.

Appeal outcome

The appeal was **DISMISSED** (7th July 2011).

Recommendation

The Committee is asked to RESOLVE that the item of information be noted.